

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

APRIL 13, 2006

Council Chambers

400 Stewart Avenue

Phone 229-6301

TDD 386-9108

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Las Vegas City Council

Mayor Oscar B. Goodman
Mayor Pro-Tem Gary Reese, Ward 3
Councilman Larry Brown, Ward 4
Councilman Lawrence Weekly, Ward 5
Councilman Steve Wolfson, Ward 2
Councilwoman Lois Tarkanian, Ward 1
Councilman Steven D. Ross, Ward 6
City Manager, Douglas Selby

Commissioners

Glenn E. Trowbridge, Chairman
Steven Evans, Vice-Chairman
Byron Goynes
Richard Truesdell
Leo Davenport
David W. Steinman
Sam C. Dunnam

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE. UNLESS OTHERWISE STATED, ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Compliance with the Open Meeting Law

NOTICE: This meeting has been properly noticed and posted at the following locations:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge
Clark County Government Center, 500 South Grand Central Parkway
Las Vegas Library, 833 Las Vegas Boulevard North
Grant Sawyer Building, 555 East Washington Avenue
Bulletin Board, City Hall Plaza (next to Metro Records)

MINUTES: Approval of the **March 9, 2006** Planning Commission Meeting minutes by reference (___ vote)

ACTIONS: ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. **TMP-12092 - TENTATIVE MAP - STRATTON 35 - APPLICANT/OWNER: PN II, INC.** - Request for a Tentative Map FOR A 77 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 36.68 acres adjacent to the southwest corner of Iron Mountain Road and Jones Boulevard (APN 125-11-503-001 and 002, 125-11-507-002 and 004, and 125-11-508-003), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units per Acre), Ward 6 (Ross).
2. **ANX-11906 - ANNEXATION - OWNER: ESSLINGER FAMILY TRUST APPLICANT: A & S GROUP LLC** - Petition to Annex three (3) parcels located on the southwest corner of Charleston Blvd and Lindell Rd, at 1245 Lindell Street, 5525 Charleston Blvd and 5555 Charleston Blvd (APN's: 163-01-103-026, 163-01-103-026, 163-01-103-025) containing approximately 4.03 acres, Ward 1 (Tarkanian).

ONE MOTION – ONE VOTE:

THE FOLLOWING ARE ITEMS THAT MAY BE CONSIDERED IN ONE MOTION/ONE VOTE. THEY ARE CONSIDERED ROUTINE NON-PUBLIC AND PUBLIC HEARING ITEMS THAT HAVE NO PROTESTS OR CONDITION CHANGES BY THE APPLICANT OR STAFF. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARINGS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION OR A MEMBER OF THE PUBLIC OR A MEMBER OF THE PLANNING COMMISSION NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF, SHOULD REQUEST TO HAVE THAT ITEM REMOVED FROM THIS PART OF THE AGENDA.

3. **VAC-11873 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: RONALD J. WALKER** - Petition to Vacate a 30 foot public right of way located at the southwest corner of Holmby Avenue and Tenaya Way, Ward 1 (Tarkanian).

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4. VAC-12067 - VACATION - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: STUART APOLLO, ET AL - Petition to Vacate U.S. Government Patent Easements generally located northwest of the intersection of Hickam Avenue and Cliff Shadows Parkway, Ward 4 (Brown).
5. MSP-11958 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: STORAGE ONE - OWNER: JOHN BODGER & SONS, LLC, ET AL - Request for a Master Sign Plan FOR AN EXISTING STORAGE FACILITY at 2025 North Rancho Drive (APN 139-19-611-003), C-2 (General Commercial) Zone, Ward 5 (Weekly).
6. SUP-11883 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DEBORAH HOOPEES - OWNER: HLC INVESTMENTS, LLC - Request for a Special Use Permit FOR A PROPOSED PET BOARDING FACILITY at 5000 West Oakey Boulevard, Units E10 and E11 (APN 163-01-602-001 and 002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
7. SUP-11927 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: IAPW, LLC - OWNER: AMERICAN PACIFIC CAPITAL PAVILION COMPANY, L.L.C. - Request for a Special Use Permit FOR A PROPOSED PET BOARDING FACILITY at 7311 West Lake Mead Boulevard, Suite #102 (APN 138-22-317-005), C-1 (Limited Commercial) Zone, Ward 4 (Brown).
8. ROR-12169 - REQUIRED ONE YEAR REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CHETAK DEVELOPMENT CORPORATION - Required One Year Review of an Approved Special Use Permit (SUP-1274) FOR A 55 FOOT TALL, 14 FOOT BY 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2236 Paradise Road (APN 162-03-411-011), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
9. ROR-12173 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: JAMES AND LINDA SAPP - Required Two Year Review of an Approved Variance (V-0112-96) WHICH ALLOWED AN EXISTING NON-CONFORMING 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN TO BE RELOCATED 513 FEET FROM ANOTHER OFF-PREMISE ADVERTISING (BILLBOARD) SIGN WHERE 750 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED at 1109 Western Avenue (APN: 162-04-504-001), M (Industrial) Zone, Ward 1 (Tarkanian).

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10. **SDR-11766 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: GERALD GARAPICH - OWNER: HOG CREEK ET AL** - Request for a Site Development Plan Review FOR A PROPOSED 5,904 SQUARE FOOT VETERINARY CLINIC on 0.72 acre adjacent to the west side of Grand Montecito Parkway, approximately 400 feet south of Centennial Parkway (APN 125-29-510-009), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

PUBLIC HEARING ITEMS:

11. **ABEYANCE - SDR-11443 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: LAS VEGAS ATHLETIC CLUB - OWNER: JERMAC, LLC** - Request for a Site Development Plan Review FOR AN EXISTING 285 SPACE PARKING LOT AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENT on 14.1 acres at 1725 North Rainbow Boulevard (APN 138-22-803-001), C-1 (Limited Commercial), Ward 6 (Ross).
12. **GPA-12084 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: SH ARCHITECTURE - OWNER: DESERT DODGE, INC.** - Request to Amend a portion of the Southeast Sector of the General Plan FROM: SC (SERVICE COMMERCIAL) TO: GC (GENERAL COMMERCIAL) on 4.0 acres at 5800 West Sahara Avenue (APN 163-01-402-010), Ward 1 (Tarkanian).
13. **ZON-12083 - REZONING - PUBLIC HEARING - APPLICANT: SH ARCHITECTURE - OWNER: DESERT DODGE, INC.** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-2 (GENERAL COMMERCIAL) on 0.93 acre at 2270 Red Rock Street (APN 163-01-402-012), Ward 1 (Tarkanian).
14. **GPA-12129 - PUBLIC HEARING - APPLICANT/OWNER: EL CAPITAN MHP, LLC** - Request to amend a portion of the Southeast Sector Plan of the Master Plan FROM: ML (MEDIUM LOW DENSITY) TO: H (HIGH DENSITY) on 7.27 acres at 4901 East Bonanza Road (APN 140-32-502-002), Ward 3 (Reese).
15. **ZON-12127 - REZONING RELATED TO GPA-12129 - PUBLIC HEARING - APPLICANT/OWNER: EL CAPITAN MHP, LLC** - Request for a Rezoning FROM: R-MHP (RESIDENTIAL MOBILE HOME PARK) TO: R-5 (APARTMENT) on 7.27 acres at 4901 East Bonanza Road (APN 140-32-502-002), Ward 3 (Reese).

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16. **SDR-12128 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-12129 AND ZON-12127 - PUBLIC HEARING - APPLICANT/OWNER: EL CAPITAN MHP, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 348 UNIT, 4 STORY CONDOMINIUM DEVELOPMENT AND A WAIVER OF PERIMETER LANDSCAPING STANDARDS on 7.27 acres at 4901 East Bonanza Road (APN 140-32-502-002), R-MHP (RESIDENTIAL MOBILE HOME PARK) ZONE [PROPOSED R-5 (APARTMENT)], Ward 3 (Reese).
17. **GPA-12164 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: PORTICO PROPERTIES** - Request to amend a portion of the Southeast Sector Plan of the General Plan FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: H (HIGH DENSITY RESIDENTIAL) on 8.6 acres at 2301 Valley View Boulevard (APN 162-05-401-001), Ward 1 (Tarkanian).
18. **ZON-12167 - REZONING RELATED TO GPA-12164 - PUBLIC HEARING - APPLICANT/OWNER: PORTICO PROPERTIES** - Request for a rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: R-4 (HIGH DENSITY RESIDENTIAL) on 8.6 acres at 2301 Valley View Boulevard (APN 162-05-401-001), Ward 1 (Tarkanian).
19. **VAR-12168 - VARIANCE RELATED TO GPA-12164 AND ZON-12167 - PUBLIC HEARING - APPLICANT/OWNER: PORTICO PROPERTIES** - Request for a Variance TO ALLOW 346 PARKING SPACES WHERE 351 SPACES ARE REQUIRED FOR A PROPOSED ADDITION TO AN EXISTING APARTMENT COMPLEX, on 8.6 acres at 2301 Valley View Boulevard (APN 162-05-401-001), R-3 (Medium Density Residential) Zone, PROPOSED: R-4 (High Density Residential) Ward 1 (Tarkanian).
20. **SDR-12165 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-12164, ZON-12167 AND VAR-12168 - PUBLIC HEARING - APPLICANT/OWNER: PORTICO PROPERTIES** - Request for a Site Plan Review FOR THE CONVERSION OF A 2,500 SQUARE FOOT STORAGE BUILDING TO SIX RESIDENTIAL UNITS IN AN EXISTING APARTMENT COMPLEX, on 8.6 acres at 2301 Valley View Boulevard (APN 162-05-401-001), R-3 (Medium Density Residential) Zone, PROPOSED: R-4 (High Density Residential) Ward 1 (Tarkanian).

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21. **GPA-9219 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request to change the Future Land Use designation to Commercial, Mixed Use, Industrial or Public Facilities on various parcels located within the proposed Las Vegas Redevelopment Plan area and within the proposed Redevelopment Plan expansion area. Wards: 1, 3 and 5 (Tarkanian, Reese, and Weekly).
22. **GPA-12043 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request to amend a portion of the Southeast Sector Plan of the General Plan FROM: SC (SERVICE COMMERCIAL) AND L (LOW DENSITY RESIDENTIAL) TO: O (OFFICE), 30.15 acres, multiple APNs, Ward 3 (Reese).
23. **GPA-12062 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: PECCOLE NEVADA CORP.** - Request to amend the Transportation Trails Element of the Master Plan TO ALLOW A MODIFIED TRAIL CROSS SECTION at the northeast corner of Hualapai Way and Alta Drive (APN 138-31-210-007, 009 and 010), C 1 (Limited Commercial) Zone, Ward 2 (Wolfson).
24. **GPA-12152 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request to amend Map No. 2 of the Transportation Trails Element of the Las Vegas 2020 Master Plan TO DESIGNATE A PEDESTRIAN PATH ALIGNMENT ALONG EAST WYOMING AVENUE AND CASINO CENTER BOULEVARD TO BOULDER AVENUE, Ward 1 (Tarkanian).
25. **GPA-12155 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request to amend Map No. 2 of the Transportation Trails Element of the Las Vegas 2020 Master Plan TO REDESIGNATE A MULTI-USE TRANSPORTATION TRAIL AS A PEDESTRIAN PATH ALIGNMENT ALONG THE EAST SIDE OF RAMPART BOULEVARD FROM ALTA DRIVE TO THE SOUTH BOUNDARY OF ANGEL PARK GOLF COURSE, Ward 2 (Wolfson).
26. **GPA-12156 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request to amend a portion of the Southeast and a portion of the Southwest Sector Plan of the General Plan FROM: SC (SERVICE COMMERCIAL), L (LOW DENSITY RESIDENTIAL) AND M (MEDIUM DENSITY RESIDENTIAL) TO: O (OFFICE), multiple APNs, Ward 1 (Tarkanian).

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27. **ZON-12070 - REZONING - PUBLIC HEARING - APPLICANT: 1300 SOUTH, LLC - OWNER: MYTHIC MANAGEMENT, LLC** - Request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: C-2 (GENERAL COMMERCIAL) on 0.30 acre at 1300 and 1306 South Casino Center Boulevard (APNs 162-03-110-135 and 136), Ward 1 (Tarkanian).
28. **SDR-12071 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-12070 - PUBLIC HEARING - APPLICANT: 1300 SOUTH, LLC - OWNER: MYTHIC MANAGEMENT, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 34-STORY MIXED USE DEVELOPMENT CONTAINING 275 RESIDENTIAL UNITS AND 8,294 SQUARE FEET OF COMMERCIAL AREA WITH A WAIVER OF THE STEPBACK REQUIREMENT on 0.48 acre at 1300, 1306 and 1310 South Casino Center Boulevard (APNs 162-03-110-135, 136 and 061), R-4 (High Density Residential) and C-2 (General Commercial), Ward 1 (Tarkanian).
29. **ZON-12079 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: DOROTHY G. BUNCE** - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.14 acre at 2037 Franklin Avenue (APN 162-02-519-019), Ward 3 (Reese).
30. **SDR-12078 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-12079 - PUBLIC HEARING - APPLICANT/OWNER: DOROTHY G. BUNCE** - Request for a Site Development Plan Review FOR A 1,465 SQUARE-FOOT PROFESSIONAL OFFICE AND A WAIVER OF THE PERIMETER LANDSCAPING REQUIREMENTS on 0.14 acre at 2037 Franklin Avenue (APN 162-02-519-019), R-1 (Single Family Residential) Zone, PROPOSED P-R (Professional Office and Parking) Zone, Ward 3 (Reese).
31. **ZON-12098 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: PARDEE HOMES LLC AND PROPERTY HOLDING CORPORATION** - Request for a Rezoning FROM: U (Undeveloped) Zone [L (Low Density Residential) - Town Center Land Use Designation] TO: TC (Town Center) Zone, on 15.91 acres adjacent to the southwest corner of Elkhorn Road and Fort Apache Road (APNs 125-19-501-007 and 008 and 125-19-502-001 and 002), Ward 6 (Ross).

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32. **SDR-12103 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-12098- PUBLIC HEARING - APPLICANT/OWNER: PARDEE HOMES LLC and PROPERTY HOLDING CORPORATION** - Request FOR A SITE DEVELOPMENT PLAN REVIEW AND A WAIVER OF TOWN CENTER STREET DESIGN STANDARDS FOR A PROPOSED 116 UNIT RESIDENTIAL SUBDIVISION on 20.14 acres adjacent to the southwest corner of Elkhorn Road and Fort Apache Road, (APN 125-19-501-006 th. 008 and 125-19-502-001 and 002), U (Undeveloped) Zone [L-TC (Low Density Residential - Town Center) Land Use Designation], Proposed: TC (Town Center) Zone, Ward 6 (Ross).
33. **VAC-12105 - VACATION - PUBLIC HEARING - APPLICANT: PARDEE HOMES OF NEVADA - OWNER: PROPERTY HOLDING CORPORATION** - Petition to Vacate U.S. Government Patent easements and a public right of way generally located at the southwest corner of Elkhorn Road and Fort Apache Road, Ward 6 (Ross).
34. **ZON-12107 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: PARDEE HOMES LLC** - Request for a Rezoning FROM: U (UNDEVELOPED) ZONE [L (LOW DENSITY RESIDENTIAL – TOWN CENTER LAND USE DESIGNATION)] TO: TC (TOWN CENTER) Zone, on 1.26 acres adjacent to the northeast corner of Tee Pee Lane and Dorrell Lane (APN 125-19-501-016), Ward 6 (Ross).
35. **SDR-12110 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-12107- PUBLIC HEARING - APPLICANT/OWNER: PARDEE HOMES LLC** - Request for a Site Development Plan Review FOR A PROPOSED SIX UNIT RESIDENTIAL SUBDIVISION AND A WAIVER OF TOWN CENTER STREETSCAPE DESIGN STANDARDS on 1.26 acres adjacent to the northeast corner of Tee Pee Lane and Dorrell Lane, (APN 125-19-501-016), U (Undeveloped) Zone [L (Low Density Residential - Town Center Land Use Designation)], PROPOSED: TC (Town Center) Zone, Ward 6 (Ross).
36. **VAC-12112 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: PARDEE HOMES OF NEVADA** - Petition to Vacate a U.S. Government Patent Easement generally located at the northeast corner of Dorrell Lane and North Tee Pee Lane, Ward 6 (Ross).

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37. **ZON-12108 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: PARDEE HOMES OF NEVADA** - Request for a Rezoning FROM: U (UNDEVELOPED) ZONE [L (LOW DENSITY RESIDENTIAL – TOWN CENTER SPECIAL LAND USE DESIGNATION)] TO: TC (TOWN CENTER) on 5.06 acres at the southeast corner of Tee Pee Lane and Deer Springs Way (APN 125-19-701-006), Ward 6 (Ross).
38. **WVR-12115 – WAIVER RELATED TO ZON-12108 – PUBLIC HEARING - APPLICANT/OWNER: PARDEE HOMES OF NEVADA** - Request for a Waiver of Title 18.12.160 TO ALLOW INTERSECTION OFFSETS OF 200 FEET WHERE 220 FEET IS THE MINIMUM ALLOWED on 5.06 acres at the southeast corner of Tee Pee Lane and Deer Springs Way (APN 125-19-701-006), Ward 6 (Ross).
39. **SDR-12111 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-12108 AND WVR-12115 - PUBLIC HEARING - APPLICANT/OWNER: PARDEE HOMES OF NEVADA** - Request for a Site Development Plan Review FOR A 24 UNIT SINGLE FAMILY RESIDENTIAL DEVELOPMENT AND A WAIVER OF TOWN CENTER STREETSCAPE DESIGN STANDARDS on 5.06 acres at the southeast corner of Tee Pee Lane and Deer Springs Way (APN 125-19-701-006), U (Undeveloped) Zone [L-TC (Low Density Residential - Town Center) Special Land Use Designation] Proposed: T-C (Town Center) Zone L-TC (Low Density Residential - Town Center) Special Land Use Designation, Ward 6 (Ross).
40. **VAC-12117 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: PARDEE HOMES OF NEVADA** - Petition to Vacate U.S. Government Patent Easements generally located at the southeast corner of Deer Springs Way and Tee Pee Lane, Ward 6 (Ross).
41. **ZON-10794 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: ARTISAN HOTEL AND SPA, LLC.** - Request for a Rezoning FROM: M (INDUSTRIAL) TO: C-2 (GENERAL COMMERCIAL) on 1.34 acres at the southwest corner of Sahara Avenue and Highland Drive (APNs 162-09-102-008, 009, and 010), Ward 1 (Tarkanian).
42. **ABEYANCE - REQUIRED SIX MONTH REVIEW - PUBLIC HEARING - RQR-11344 - APPLICANT: SENSATION SPAS OF NEVADA - OWNER: DAVID MADDOX** - Required One Year Review of an approved Special Use Permit (U-0052-02) WHICH ALLOWED AN OPEN AIR VENDING/ TRANSIENT SALES LOT at 3320 North Rancho Drive (APN: 138-12-810-005), C-2 (General Commercial) Zone, Ward 6 (Ross).

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43. VAR-11904 – VARIANCE RELATED TO ROR 11344 - PUBLIC HEARING - APPLICANT: TIMOTHY NEAL - OWNER: DAVID MADDOX - Request for a Variance TO ALLOW 11 PARKING SPACES WHERE 33 SPACES ARE REQUIRED AND TO ALLOW NO LOADING ZONING WHERE ONE IS REQUIRED FOR A PROPOSED COMMERCIAL BUILDING on 0.49 acre at 3340 North Rancho Drive (APN 138-12-810-004), C-2 (General Commercial) Zone, Ward 6 (Ross).
44. VAR-11981 - VARIANCE RELATED TO VAR-11904 AND SDR-11902 - PUBLIC HEARING - APPLICANT: TIMOTHY NEAL - OWNER: DAVID MADDOX - Request for a Variance TO ALLOW A FIVE FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED AND TO ALLOW A FIVE FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED FOR A PROPOSED COMMERCIAL BUILDING on 0.49 acre at 3340 North Rancho Drive (APN 138-12-810-004), C-2 (General Commercial) Zone, Ward 6 (Ross).
45. SDR-11902 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ROR-11344 , VAR-11904 AND VAR-11981 - PUBLIC HEARING - APPLICANT: TIMOTHY NEAL - OWNER: DAVID MADDOX - Request for a Site Development Plan Review FOR A PROPOSED 9,571 SQUARE FOOT COMMERCIAL BUILDING AND A WAIVER OF THE PERIMETER LANDSCAPE REQUIREMENTS on 0.49 acre at 3340 North Rancho Drive (APN 138-12-810-004), C-2 (General Commercial), Ward 6 (Ross).
46. ROC-11971 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT: EXECUTIVE HOMES, INC. - OWNER: CHARLESTON STONE MART, LLC - Request for a Review of Condition #5 of an approved Site Development Plan Review (SDR-1049) WHICH REQUIRED THE SIGN AREA ON THE BELL/SIGN TOWER TO BE LIMITED TO THE AREA INDICATED ON THE SUBMITTED BUILDING ELEVATIONS at 950 South Durango Drive (APN-138-32-816-006), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).
47. VAR-11970 - VARIANCE RELATED TO ROC-11971 - PUBLIC HEARING - APPLICANT: EXECUTIVE HOMES, INC. - CHARLESTON STONE MART, LLC - Request for a Variance TO ALLOW AN EXISTING SIGN ONE FOOT FROM THE FRONT PROPERTY LINE WHERE FIVE FEET IS THE MINIMUM SETBACK REQUIRED at 950 South Durango Drive (APN 138-32-816-006), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

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48. **VAR-11993 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: STEVE AND TRENA RAY** - Request for a Variance TO ALLOW A PROPOSED FRONT YARD WALL EIGHT FEET TALL WHERE FOUR FEET IS THE MAXIMUM HEIGHT ALLOWED on 0.48 acre located on El Parque Avenue approximately 180 feet east of Cimarron Road (APN 163-04-704-009), R-E (Residence Estates) Zone, Ward 1 (Tarkanian).
49. **VAR-11994 - VARIANCE RELATED TO VAR-11993 - PUBLIC HEARING - APPLICANT/OWNER: STEVE AND TRENA RAY** - Request for a Variance TO ALLOW A 40 FOOT FRONT YARD SETBACK WHERE 50 FEET IS THE MINIMUM REQUIRED for a proposed single-family residence on 0.48 acre located on El Parque Avenue approximately 180 feet east of Cimarron Road (APN 163-04-704-009), R-E (Residence Estates) Zone, Ward 1 (Tarkanian).
50. **VAR-11995 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JONATHAN RAY** - Request for a Variance TO ALLOW A PROPOSED FRONT YARD WALL EIGHT FEET TALL WHERE FOUR FEET IS THE MAXIMUM HEIGHT ALLOWED on 0.50 acre adjacent to the southeast corner of El Parque Avenue and Cimarron Road (APN 163-04-704-008), R-E (Residence Estates) Zone, Ward 1 (Tarkanian).
51. **VAR-11997 - VARIANCE REALTED TO VAR-11995 - PUBLIC HEARING - APPLICANT/OWNER: JONATHAN RAY** - Request for a Variance TO ALLOW A 40 FOOT FRONT YARD SETBACK WHERE 50 FEET IS THE MINIMUM REQUIRED for a proposed single-family residence on 0.50 acre adjacent to the southeast corner of El Parque Avenue and Cimarron Road (APN 163-04-704-008), R-E (Residence Estates) Zone, Ward 1 (Tarkanian).
52. **VAR-12081 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MANUAL HERNANDEZ** - Request for a Variance TO ALLOW A PROPOSED CARPORT TO BE 14 FEET SIX INCHES FROM THE FRONT PROPERTY LINE WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED on 0.15 acre at 5517 Bromley Avenue (APN 138-25-402-003), R-1 (Single Family Residential) Zone, Ward 2 (Wolfson).
53. **SUP-12090 - PUBLIC HEARING - SPECIAL USE RELATED TO SDR-12087 - APPLICANT: WESTAR PROPERTIES - OWNER: NMG CAPITAL PARTNERS I, LLC** - Request for a Special Use Permit FOR A PROPOSED MINI-WAREHOUSE FACILITY on 3.92 acres at the northwest corner of Tee Pee Lane and Oso Blanca Road (APN 125-07-701-002), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under resolution of intent to C-1 (Limited Commercial), Ward 6 (Ross).

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54. **SDR-12087 - PUBLIC HEARING - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-12090 - APPLICANT: WESTAR PROPERTIES - OWNER: NMG CAPITAL PARTNERS I, LLC** - Request for a Site Development Plan Review FOR A PROPOSED MINI-WAREHOUSE FACILITY on 3.92 acres at the northwest corner of Tee Pee Lane and Oso Blanca Road (APN 125-07-701-002), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under resolution of intent to C-1 (Limited Commercial), Ward 6 (Ross).
55. **SUP-12100 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ALAN MRUVKA - OWNER: 750 FREMONT, LLC** - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT at 760 and 800 Fremont Street (APNs 139-34-612-019 and 029), C-2 (General Commercial) Zone, Ward 5 (Weekly).
56. **SDR-12093 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-12100 - PUBLIC HEARING - APPLICANT: ALAN MRUVKA - OWNER: 750 FREMONT, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 20-STORY MIXED USE DEVELOPMENT CONTAINING 76 RESIDENTIAL UNITS AND 6,370 SQUARE FEET OF COMMERCIAL AREA; AND A 55-STORY MIXED USE DEVELOPMENT CONTAINING 157 RESIDENTIAL UNITS, 372 HOTEL/RESIDENTIAL UNITS AND 55,000 SQUARE FEET OF COMMERCIAL AREA WITH WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN STEPBACK AND STREETScape REQUIREMENTS on 0.85 acre at 760 and 800 Fremont Street (APNs 139-34-612-019 and 029), C-2 (General Commercial) Zone, Ward 5 (Weekly).
57. **SUP-11800 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CASHBOX II - OWNER: D & C, INC.** - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED IN AN EXISTING SERVICE STATION WITH WAIVERS OF THE 200 FOOT DISTANCE SEPARATION REQUIREMENT FROM A RESIDENTIAL USE AND THE MINIMUM SIZE REQUIREMENT OF 1,500 SQUARE FEET at 8500 West Charleston Boulevard (APN 138-32-802-006), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).
58. **SUP-12307 - SPECIAL USE PERMIT RELATED TO SUP-11800 - PUBLIC HEARING - APPLICANT: CASHBOX II - OWNER: D & C, INC.** Request for a Special Use Permit FOR AN AUTO TITLE LOAN IN AN EXISTING SERVICE STATION WITH WAIVERS OF THE 200 FOOT DISTANCE SEPARATION REQUIREMENT FROM A RESIDENTIAL USE AND THE MINIMUM SIZE REQUIREMENT OF 1,500 SQUARE FEET at 8500 West Charleston Boulevard (APN 138-32-802-006), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

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59. SUP-12038 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MULUGETA BOUR - OWNER: COHEN 1969 TRUST - Request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT IN AN EXISTING CONVENIENCE STORE at 113 North Fourth Street (APN 139-34-510-028), C-2 (General Commercial) Zone, Ward 5 (Weekly).
60. SUP-12132 - SPECIAL USE PERMIT - APPLICANT: WATER WINGS SWIM SCHOOL - OWNER: NORTH BUFFALO BUSINESS CENTRE, LLC - Request for a Special Use Permit FOR A COMMERCIAL AMUSEMENT/RECREATION (INDOOR) FACILITY on 2.0 acres at 3412 North Buffalo Drive (APN 138-10-301-010), U (Undeveloped) Zone [O (Office) General Plan Designation] under Resolution of Intent to O (Office) Zone, Ward 4 (Brown).
61. RQR-12174 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: JERMAC - Required Two Year Review of an approved Special Use Permit (U-0055-89) which allowed a 40-foot high, 14-foot by 48-foot off-premise advertising (billboard) sign on property adjacent to the northeast corner of Vegas Drive and US-95, C-1 (Limited Commercial) zone, APN 138-22-803-001, Ward 6 (Ross).
62. SDR-12032 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: DESERT TOYOTA & SCION OF LAS VEGAS - OWNER: CARS - DB4, LP - Request for a Site Development Plan Review FOR AN EXISTING AUTO DEALERSHIP WITH SERVICE AREAS AND A WAIVER OF THE PERIMETER LANDSCAPE REQUIREMENTS ON 8.76 acres at 6300 West Sahara Avenue (APN 163-02-801-005), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).
63. SDR-12035 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: HARBOR WAY DEL REY, LLC - Request for a Site Development Plan Review FOR THE CONVERSION OF A 192 UNIT APARTMENT COMPLEX TO A CONDOMINIUM DEVELOPMENT on 8.76 acres at 2701 North Decatur Boulevard (APN 139-18-301-001), R-PD20 (Residential Planned Development - 20 Units per Acre) Zone, Ward 5 (Weekly).
64. SDR-12085 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SKY POINTE INVESTMENTS, LLC - Request for a Site Development Plan Review FOR A 12,129 SQUARE FOOT RETAIL BUILDING on 1.59 acres located east of Sky Pointe Drive, approximately 210 feet south of Cimarron Road (APN 125-21-710-011), T-C (Town Center) Zone [SX-TC (Suburban Mixed-Use - Town Center) Special Land Use Designation], Ward 6 (Ross).

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65. SDR-12101 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SMOKE FOUNTAIN, LTD. - Request for a Site Development Plan Review FOR THE CONVERSION OF A 464 UNIT APARTMENT COMPLEX TO A CONDOMINIUM DEVELOPMENT on 23.0 acres at 2300 Rock Springs Drive (APNs 138-22-602-001, 138-22-502-001 and 002), Ward 4 (Brown).
66. ABEYANCE - RQR-11403 - REQUIRED ONE YEAR REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: W M C III ASSOCIATES, LLC - Required One Year Review of an approved One Year Required Review (RQR-5683) WHICH APPROVED EIGHT EXISTING OFF-PREMISE ADVERTISING (BILLBOARD) SIGNS on property bounded by U.S.-95, I-15 and Grand Central Parkway (APNs 139-33-610-014; 139-27-410-005; 139-27-410-008; 139-33-511-004 and 005), PD (Planned Development) Zone, Ward 5 (Weekly).
67. ABEYANCE - SDR-11390 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: MCDONALDS CORPORATION - OWNER: FRANCHISE REALTY INTERSTATE - Request for a Site Development Plan Review FOR A PROPOSED 5,258 SQUARE FOOT RESTAURANT WITH A DRIVE THROUGH on 1.15 acres adjacent to the southeast corner of Eastern Avenue and Owens Avenue (APNS 139-25-101-002, 003, 004, and 020), C-2 (General Commercial) Zone, Ward 5 (Weekly).
68. ABEYANCE - SDR-11497 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: DONIA FAMILY L.P. - Request for a Site Development Plan Review FOR THE CONVERSION OF A 228 UNIT APARTMENT COMPLEX TO A CONDOMINIUM DEVELOPMENT on 9.13 acres located at 5400 West Cheyenne Avenue (APN 138-12-401-002), R-3 (Medium Density Residential) Zone, Ward 6 (Ross).
69. ABEYANCE - SDR-11583 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: SUNWEST - OWNER: ANN ROAD PROPERTIES, LTD. - Request for a Site Development Plan Review FOR A PROPOSED 10,600 SQUARE FOOT DEVELOPMENT TO INCLUDE A CAR WASH AND RETAIL BUILDING WITH A WAIVER OF BUILDING PLACEMENT REQUIREMENTS on 1.14 acres at 7880 West Ann Road (APN 125-28-818-005), C-2 (General Commercial) Zone, Ward 6 (Ross).

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70. **ABEYANCE - SDR-11676 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: BELL REAL ESTATE, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 25,906 SQUARE FOOT AUTO REPAIR GARAGE (MAJOR), A 1,208-SPACE PARKING GARAGE AND A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN STEPBACK REQUIREMENT on 1.77 acres at 2030, 2112, 2100, and 2114 Industrial Road (APNs 162-04-704-008; 162-04-802-001, 002, 003 and 004), M (Industrial) Zone, Ward 1 (Tarkanian).

DIRECTOR'S BUSINESS:

71. **TXT-12056 - TEXT AMENDMENT - PUBLIC HEARING - CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19.04.010, table 2 "Land Use Tables; Title 19.04.040(C) "Conditions"; Title 19.04.050(B), "Minimum Requirements"; and 19.20.20.020 "Words and Terms Defined" to add the Land Use "Adult Day Care" in the U (Undeveloped), R-A (Ranch Acres), R-E (Residence Estates), R-D (Single Family Residential-Restricted), R-3 (Medium Density Residential), R-4 (High Density Residential), R-5 (Apartment), R-MH (Mobile/Manufactured Home) and R-MHP (Residential Mobile/Manufactured Home Park) zoning district by means of an SUP (Special Use Permit); as a Conditional Use in the P-R (Professional Office and Parking), N-S (Neighborhood Service) and O (Office) zoning districts; and as a Permitted Use in the C-1 (Limited Commercial), C-2 (General Commercial), C-M (Commercial/Industrial) and M (Industrial) zoning districts.
72. **DIR-12541 - DIRECTORS BUSINESS - LAS VEGAS REDEVELOPMENT PLAN - PUBLIC HEARING** - Discussion and possible action to amend the City of Las Vegas Redevelopment Plan, so as to expand the plan area, to restate the plan, and to update the policies and procedures, and to consider and act upon the proposed amendment - Wards 1, 3 and 5 (Tarkanian, Reese and Weekly).
73. **ABEYANCE - DIR-11779 - APPEAL OF DIRECTOR'S DECISION - APPLICANT: AHERN RENTALS - OWNER: DFA, LLC** - Appeal of the Director's decision to deny a Temporary Commercial Permit per Title 19.18.100.D THAT WOULD ALLOW A TEMPORARY CONTRACTOR'S CONSTRUCTION YARD on 15.54 acres adjacent to the north side of Bonanza Road, approximately 460 feet east of Clarkway Drive (APNs 139-28-302-013, 021, 022, 023 and 033), R-E (Residence Estates) and R-3 (Medium Density Residential) Zones, Ward 5 (Weekly).

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CITIZENS PARTICIPATION:

PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED.

Facilities are provided throughout City Hall for the convenience of disabled persons. Special equipment for the hearing impaired is available for use at meetings. If you need an accommodation to attend and participate in this meeting, please call the DEPARTMENT DESIGNEE at 229-6301 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is 386-9108.